

14.2617 Acres
Mapex Inc. & Cmtex, LLC
CCF No. 2007-35102

13.412 Acres
Dfw Re Investments
CCF No. 04-134047

12.1215 Acres
G. R. Arthur, Ltd.
CCF No. 2007-69678

Eldorado Parkway

Curve Data Chart

Curve 1	Curve 2
A=32°36'15"	A=23°47'20"
R=69.00'	R=131.00'
T=22.82'	T=27.59'
L=39.26'	L=54.39'

The Fairways Phase 6
Cab. U. Pg. 138

A=22°00'06"
R=1040.00'
T=202.17'
L=399.36'
CB=N11°07'32"W
396.91'

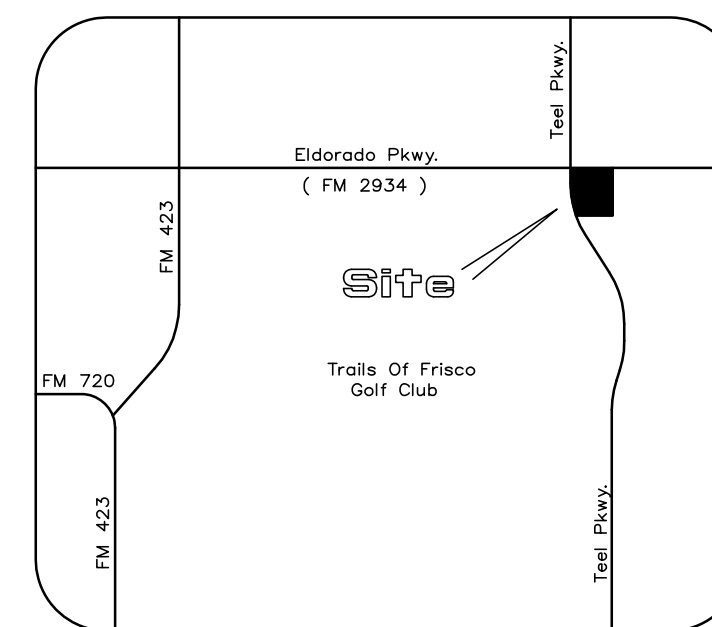
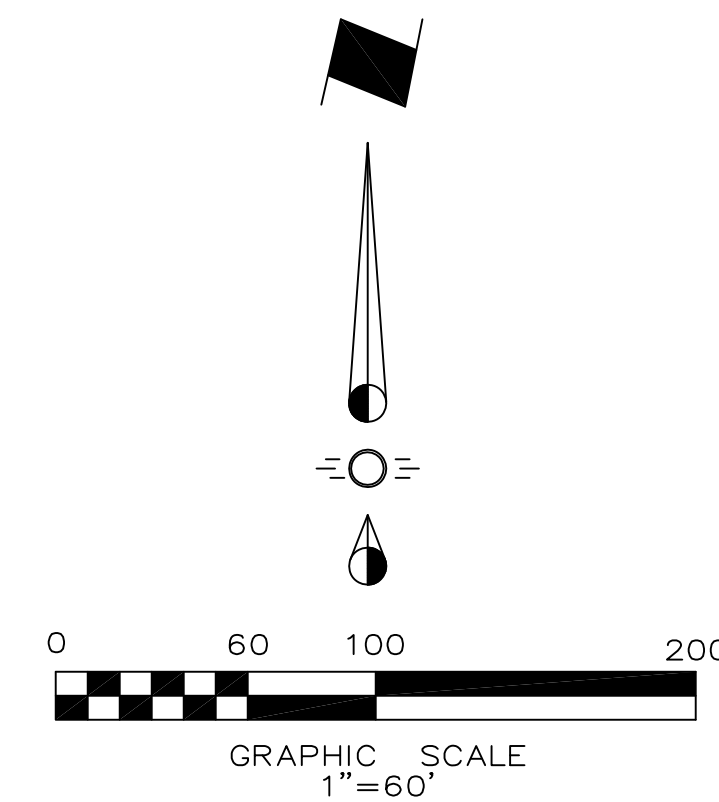
Cab. Q. Pg. 156

Teel Parkway

Block A, Lot 1
(Frisco Independent School District)
8.754 Acres
381,317 Sq. Ft.

Young Scholars Teel Addition
Cab. W, Pg. 926

Block A
Lot 1, Block A
Griffin Parc, Phase 2
Cab. U. Pg. 642



VICINITY MAP
NTS

SHEET 1 OF 2
CONVEYANCE PLAT

GEORGE & DEBRA PUREFOY ELEMENTARY SCHOOL

Block A, Lots 1 & 2
12.952 Acres Situated In The
J. W. COX SURVEY ~ ABST. 219
L. MORRELL SURVEY ~ ABST. 863
FRISCO, DENTON COUNTY, TEXAS

Owners

Frisco Independent School District
6942 Maple Street
Frisco, Texas 75034
Telephone 469 633-6000

Field Street Development I, Ltd.
PO Box 190746
Dallas, Texas 75219
Telephone 972 818-9950

FLCT, Ltd.
PO Box 190746
Dallas, Texas 75219
Telephone 972 818-9950

Engineer

RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor

Surdukan Surveying, Inc.
1971 University Business Drive, Suite 102
McKinney, Texas 75071
Telephone 972 542-1446

February 24, 2009

Project No: SPFP09-0001

NOTICE:

Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.

This property is not located in a 100 Year Flood Plain or in an identified flood hazard area as defined by the U. S. Department of Housing and Urban Development under the Flood Disaster Protection Act of 1973, as amended.

A conveyance plat is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. Selling a portion of this property by metes and bounds except as shown on an approved, filed, and accepted conveyance plat, final plat or replat is a violation of the city Ordinance and State Law.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, the Frisco Independent School District, Field Street Development I, Ltd, and FLCT, Ltd. are the owners of a tract of land situated in the J. W. Cox Survey, Abstract No. 219, and the L. Morrell Survey, Abstract No. 863, City of Frisco, Denton County, Texas, and being all of a tract of land conveyed to the Frisco I.S.D. as recorded in County Clerk's File No. 2008-60344, all of two tracts of land conveyed to Field Street Development I, Ltd., by deed recorded in County Clerk's File No. 2007-49460, and being all of a tract of land conveyed to FLCT, Ltd, by deed recorded in County Clerk's File No. 2006-79870, and being more particularly described as follows:

BEGINNING at a 1/2" capped iron found for corner at the north east corner of Young Scholars Teel Addition, and addition to the City of Frisco as recorded in Cabinet W, Page 926, Plat Records of Denton County, Texas, said point also being in the west line of Griffin Parc, Phase 2, an addition to the City of Frisco as recorded in Cabinet U, Page 642, Plat Records of Denton County, Texas;

THENCE S89°52'30"W, with the north line of Young Scholars Teel Addition, a distance of 618.45 feet to a pk nail found for corner in the east line of Teel Parkway (a 120' R.O.W.) said point being the beginning of a non-tangent curve to the right having a central angle of 22°00'06", a radius of 1040.00 feet, a tangent length of 202.17 feet, and a chord bearing N11°07'32"W, 396.91 feet;

THENCE in a northerly direction along said curve to the right, and with the east line of Teel Parkway, an arc distance of 399.36 feet to a 1/2" iron rod found for corner and the end of said curve;

THENCE N00°07'30"W, with the east line of Teel Parkway, a distance of 435.00 feet to a capped 1/2" iron rod set for corner in the south line of Eldorado Parkway (a variable width R.O.W.);

THENCE N89°52'30"E, with the south line of Eldorado Parkway, a distance of 587.12 feet to a capped 1/2" iron rod set for corner;

THENCE N89°39'13"E, with the south line of Eldorado Parkway, a distance of 110.46 feet to a capped 1/2" iron rod set for corner in the aforementioned west line of Griffin Parc, Phase 2;

THENCE S00°06'40"W, with the west line of Griffin Parc, Phase 2, a distance of 825.05 feet to the POINT OF BEGINNING and CONTAINING 564,174 square feet, or 12.952 acres of land.

BASIS OF BEARINGS:

The bearings shown are based on the warranty deed to the Frisco Independent School District recorded in CCF No. 2008-60344.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, the Frisco Independent School District, Field Street Development I, Ltd, and FLCT, Ltd, acting therein by and through their duly authorized officers, do hereby certify and adopt this plat designating the hereinabove described property as Block A, Lots 1 & 2, George & Debra Purefoy Elementary School, an addition to the City of Frisco, and do hereby dedicate to the public use forever the streets and alleys shown thereon. The Frisco Independent School District, Field Street Development I Ltd., and FLCT, Ltd. do herein certify the following:

- The street and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
- The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by utilities being subordinate to the public's and City of Frisco's use thereof.
- The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

WITNESS, my hand, this the ____ day of _____, 2009.

Frisco Independent School District

Printed name and title

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2009.

Notary Public in and for
the State of Texas

A conveyance plat is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. Selling a portion of this property by metes and bounds except as shown on an approved, filed, and accepted conveyance plat, final plat or replat is a violation of the city Ordinance and State Law.

NOTICE:
Selling any portion of this addition by metes and bounds is a violation of City Ordinance and State laws, and is subject to fines and withholding of utilities and building permits.

This property is not located in a 100 Year Flood Plain or in an identified flood hazard area as defined by the U. S. Department of Housing and Urban Development under the Flood Disaster Protection Act of 1973, as amended.

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF FRISCO, TEXAS, this the ____ day of _____, 2009.

PLANNING & ZONING COMMISSION CHAIRPERSON

CITY SECRETARY

CITY ENGINEER

PLANNING DEPARTMENT

WITNESS, my hand, this the ____ day of _____, 2009.

Field Street Development I, Ltd.

Printed name and title

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2009.

Notary Public in and for
the State of Texas

WITNESS, my hand, this the ____ day of _____, 2009.

FLCT, Ltd.

Printed name and title

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2009.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, David J. Surdukan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Frisco, Texas.

Dated this the ____ day of _____, 2009.

David J. Surdukan, RPLS
Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 2009.

Notary Public in and for
the State of Texas

SHEET 2 OF 2
CONVEYANCE PLAT

GEORGE & DEBRA PUREFOY
ELEMENTARY SCHOOL

Block A, Lots 1 & 2
12.952 Acres Situated In The

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L. MORRELL SURVEY ~ ABST. 863

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Surveyor

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February 24, 2009

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